

Benner Township Planning Commission

August 12, 2021

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:00 p.m. by the Chairman, Willis Houser with the following members present: Lynn Chaplin, Randy Moyer, Jim Lanning and Rick Weaver. Mr. Mantz and Mr. Copper were absent. Also in attendance were Tom Moyer, Larry Lingle, Michael MacNamara, Mark Torretti, Rochelle Dubbs, Gene Dubbs, Richard Payne and Sharon Royer.

The pledge of allegiance was recited.

PERSONS TO ADDRESS THE BOARD NOT ON THE AGENDA

Jim Lanning: Mr. Lanning addressed those present to let them know that he is fairly new to the Board and will be asking lots of questions on the plans that will be presented.

MINUTES

The minutes of July 8, 2021, were presented to the Board for their review and comments. Mr. Weaver moved to approve the minutes as presented. Mr. Moyer seconded the motion.

Vote: Ms. Chaplin- yes

Mr. Moyer – yes

Mr. Weaver – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Mr. Copper – absent

NEW BUSINESS

Centre County Airport Authority – Maintenance Garage: Michael MacNamara of Keller Engineers was present to provide the Planning Commission with an overview of the Airport Authority's latest project. It was noted that the Authority plans to construct a 4,300 sq. ft. maintenance building on their property that is located at the corner of Fox Hill Road and Alexander Drive. It was noted that this is the property where a parking lot is currently located across of the main airport lot. The maintenance building will consist of 6 bays that will be used to house maintenance equipment for the authority's operations. One of the six bays will be utilized as a wash bay. The building will also have an office for one full time employee and restrooms. Public water and sewer will be extended to the building. Mr. MacNamara noted that they have received comments from the Township's engineer which have been addressed. Zoning approval has been received from the Township's Zoning Officer and the Conservation District has approved the erosion and sediment pollution control plan. The County Planning Office has generated their cursory review comments and they have also been addressed. Mr. Moyer moved to approve the land development plan of the Centre County Airport Authority for a maintenance garage to be located at the corner of Fox Hill Road and Alexander Drive. Mr. Weaver seconded the motion.

Vote: Ms. Chaplin- yes

Mr. Moyer – yes

Mr. Weaver – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Mr. Copper – absent

Harvest Meadows Preliminary Subdivision Plan: Matt Harlow, Engineer from ELA Group, was present to go over the Preliminary Plan for the Harvest Meadows Subdivision. Mr. Harlow noted that this development is being proposed on the previously owned Ed Dunkleberger property located along Fillmore Road between Fullington Bus and the Nittany Glen development. It was noted that this property was previously zoned Industrial and was rezoned R-2. The development will consist of Single Family homes as well as townhomes. Mr. Harlow noted that the development is being designed to be done in 4 phases. Mr. Houser noted that it is the policy of SBWJA that only 30 EDUs will be approved at one time. Mr. Harlow noted that they have received comments from the Centre County Planning Office

and Township Engineer. It was noted that the Traffic Impact Study is working its way through the review and comment process. Noting that due to the size of the project an Individual NPDES permit is required and that too is in process. Mrs. Royer noted that the lot to be retained by the State College Borough Water Authority looks a lot different than what was shown previously. It was noted that zoning will need to be checked to make sure that no homes are being proposed to be built in the Industrial zoned area.

Mr. Lanning moved to approve the Harvest Meadows Preliminary Subdivision Plan. Mr. Moyer seconded the motion.

Vote: Ms. Chaplin- yes

Mr. Moyer – yes

Mr. Weaver – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Mr. Copper – absent

Belle Rose Townhomes: Mark Torretti from PennTerra Engineering was present to go over the Belle Rose Townhome Preliminary Land Development Plan. It was noted that the Planning Commission saw this proposal at their last meeting as this use requires Conditional Use Approval in the Commercial Zoning District. It is planned to build a 10 unit townhome on the property. The driveway access will be from Clemen's Lane through the developer's other property. Mr. Torretti noted that boring under the Benner Pike will need to take place to access the 6" water line for the development as well as to access the stormwater system. Mr. Houser noted that it appears that SBWJA's sewer line along the Benner Pike is missing from the plans. Mr. Torretti noted that he will follow up with the Authority on locating these lines. Mr. Torretti reported that the County, Township Engineer and Benner Township Road Master have completed their reviews and the comments are being addressed. It was noted that the NPDES plan will be submitted shortly. It was stated that the paving on the adjoining lot will be upgraded during this project.

Mr. Moyer moved to approve the preliminary land development plan for the Belle Rose Townhomes. Mr. Lanning seconded the motion.

Vote: Ms. Chaplin- yes

Mr. Moyer – yes

Mr. Weaver – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Mr. Copper – absent

Randy and Gina Moyer Subdivision – Component 4a Sewage Planning Module: It was noted that the Moyers have purchased a 10.5 acre parcel from the Corl family along Barns Lane. They now plan to further subdivide this parcel into 5 lots. Because there has been more than 10 lots subdivided from this parent parcel since 1972, the Sewage Facilities Act requires that a Component 2 Sewage Planning Module be completed. Each of the proposed lots have two possible on lot septic sites located on them. The Component 2, has a separate section that the Planning Commission must answer and approve. Mrs. Royer read aloud each of the questions with the responding answer. Mr. Lanning moved to approve the Component 4a as reviewed. Mr. Weaver seconded the motion.

Vote: Ms. Chaplin- yes

Mr. Moyer – abstained

Mr. Weaver – yes

Mr. Lanning – yes

Mr. Houser – yes

Mr. Mantz – absent

Mr. Copper – absent

ADJOURNMENT

With nothing further, Mr. Weaver moved to adjourn the meeting the time being 7:50 p.m. Ms. Chaplin seconded the motion.

Vote: Ms. Chaplin- yes

Mr. Moyer – yes

Mr. Weaver – yes

Mr. Lanning – yes
Mr. Copper – absent

Mr. Houser – yes

Mr. Mantz – absent

Sharon Royer, Recording Secretary